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MAP 146, PARCEL 56

This Instrument Prepared By:

Hartzog & Silva
Heritage Federal Building
123 Fifth Avenue North
Franklin, Tennessee 37064

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
First Investment Company	Robert T. Treadway	First Investment Compa
P. O. Box 749	625 Farrell Parkway	P. O. Box 749
Columbus, Ohio 43216	Nashville, TN 37211	Columbus, Ohio 43216

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MARY MARSHALL, Executrix of the Estate of Benjamin Francis Ford, have bargained and sold and by these presents do transfer and convey to ROBERT T. TREADWAY, his heirs and assigns forever, the following described tract or parcel of land situated in Davidson County, Tennessee described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 103 on the Map of Section One Revised, Crieve Hall Estates, as of record in Book 1835, pages 122, 123 and 124, Register's Office for said County. Said Lot No. 103 fronts 110 feet on the south side of Farrell Parkway and runs back between lines, 300 feet on the west line and 301.3 feet on the east line to a dead line in the rear, which is a broken line, on which it measures 110.4 feet.
>
> Being the same property conveyed to Ben F. Ford and wife, Pauline Ford by deed from John W. Moon and wife, Judith P. Moon, of record in Book 4577, page 329, Register's Office of Davidson County, Tennessee. Pauline Ford predeceased Ben F. Ford and he held title as the surviving tenant bay the entirety. Ben F. Ford died on June 20, 1986, his Last Will and Testament being of record in Will Book 155, page 160, Probate Court of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns, forever.

I, MARY MARSHALL, Executrix of the Estate of Benjamin Francis Ford, do represent to Robert T. Treadway that I am

lawfully seized and possessed of the above described land in fee simple, that I have a good right to convey same, and that said real estate is free and clear of any encumbrances whatsoever with the following exceptions:

1. Restrictive covenants contained in instrument of record in Book 2046, page 88, Register's Office of Davidson County, Tennessee.

2. All matters shown on the plan of Section One Revised, Crieve Hall Estates, of record in Book 1835, page 124, Register's Office of Davidson County, Tennessee, including the owner's certificate, 75-foot minimum building setback line from Farrell Parkway, and 10-foot easement for public utility purposes along the rear lot line.

3. Easement for sanitary sewers and/or storm drainage conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6303, page 717, Register's Office of Davidson County, Tennessee.

I, MARY MARSHALL, Executrix, do bind myself, my representatives, and successors, to warrant and defend the title to the above described land to Grantee, his heirs and and assigns, against the lawful claims of all persons.

THE FOREGOING representations and warranties made by Mary Marshall are made by her only in her capacity as Executrix of the Estate of Benjamin Francis Ford, and not personally. Mary Marshall assumes no individual or personal liability for any warranty of title or any other matter in connection with this conveyance.

WITNESS THIS 10th day of November, 1986.

Mary Marshall
Mary Marshall
Executrix of the Estate of
Benjamin Francis Ford

STATE OF TENNESSEE

COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned, a Notary Public in and for the above County and State, the within named MARY MARSHALL, Executrix of the Estate of Benjamin Francis

Ford, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, this 10th day of November, 1986.

My Commission Expires: 9/9/89

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I certify that the actual consideration or value, for this transfer, whichever is greater, is the sum of $77,600.00.

Affiant

Sworn to and subscribed before me on this the 10th day of November, 1986.

My Commission Expires: 9/9/89

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

6388.3

IDENTIFICATION REFERENCE

Nov 17 12 00 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			77600.00- CANT.	
			217.23 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 226.73-	
6604A		11/17/86	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6388.3

IDENTIFICATION REFERENCE

NOV 17 12 00 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 12644